

Babcock Overlay Zoning District
Pattern Book #11

MDO Equivalency Matrix

Originally Approved July 14, 2020

Revised March 21, 2024


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As approved by the Board of County Commissioners, the Babcock Ranch Pattern Book is a flexible and innovative planning tool that outlines some of the possible parameters for the implementation of development approvals for Babcock Ranch ("Project").

Pursuant to the Babcock Overlay Zoning District ("BOZD"), Section 3-9- 51.(a)(E), "Pattern Books may be submitted to define development parameters and design standards applicable within a defined site, area or subdistrict to establish some or all of the governing design parameters and standards, which may constitute waivers of submittal requirements and deviations, including but not limited to: setbacks, building heights, building orientation, parking, loading, landscaping, lighting, signage, density, intensity, lot sizes, coverages, and standards for roadway design and rights-of-way. Approval of Pattern Books shall be issued by the Zoning Official or designee (Zoning Official) upon finding that standards, waivers, and deviations are consistent with public health, safety and welfare."

On May 23, 2023, the Board approved (i) an amendment to the Babcock Ranch Community Master Development of Regional Impact Master DRI Development Order ("MDO"), (ii) an amendment to the Babcock Ranch Community Increment 1 DRI Incremental Development Order ("IDO-1"), (iii) an amendment to the Babcock Ranch Community Increment 2 DRI Incremental Development Order ("IDO-2"), and (iv) the Babcock Ranch Community Increment 3 DRI Incremental Development Order ("IDO-3"), and associated development programs. Per IDO-1, IDO-2 and IDO-3, the Development Programs approved therein (see **Exhibit "A"** hereto) may be adjusted by Developer in accordance with the Land Use Equivalency Matrix ("Equivalency Matrix") attached as Exhibit "H" to the MDO, and attached hereto as **Exhibit "B"**.

The Developer has adjusted the Development Program for IDO-1, IDO-2 and IDO-3 in


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accordance with the Equivalency Matrix. The adjusted Development Program is shown in **Exhibit "C"**. Any updates to the adjusted IDO-1, IDO-2 and IDO-3 Development Programs in future amendments to IDO-1, IDO-2 and IDO-3 shall control over the terms of this Pattern Book #11 and any amendments hereto.

Approved this 21 day of March, 2024.

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Zoning Official

Exhibit "A"

Approved Development Program



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Exhibit "A"

Table 1 Babcock Ranch Approved Development Parameters Summary						
Land Use Type	Unit	BRC DRI				
		Master DRI ⁽⁶⁾	Incremental DRI			
			Increment 1	Increment 2	Increment 3	Cumulative Increments
Total Residential	d.u.	17,870	5,056	9,252	3,562	17,870
Single-Family	d.u.	-	3,056	5,817	3,562	12,435
Multifamily	d.u.	-	2,000	3,435	0	5,435
Total Non-Residential	sq. ft.	6,000,000	1,199,000	1,864,000	280,000	3,343,000
Retail	sq. ft.	1,400,000	470,000	730,000	200,000	1,400,000
Office (Gen./Med.)	sq. ft.	3,500,000	370,000	650,000	80,000	1,100,000
General	sq. ft.	-	330,000	500,000	40,000	870,000
Medical	sq. ft.	-	40,000	150,000	40,000	230,000
Government Office	sq. ft.	-	50,000	24,000	0	74,000
Hotel	rooms	600	0	600	0	600
	sq. ft.	360,000	0	360,000	0	360,000
Industrial	sq. ft.	650,000	200,000	0	0	200,000
Hospital	beds	177	0	0	0	0
	sq. ft.	265,500	0	0	0	0
ALF	beds	418	218	200	0	418
	sq. ft.	209,000	109,000	100,000	0	209,000

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Exhibit "B"

MDO Exhibit "H" Equivalency Matrix

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Exhibit "B"

EXHIBIT H MDO LAND USE EQUIVALENCY MATRIX (LUEM)

Table EM-1: Babcock Ranch Community - Incremental (Cumulative DRI) Equivalency Matrix

Land Use	Unit	Single-Family (1 d.u.)	Multifamily (1 d.u.)	Age- Restricted ¹ Residential (1 d.u.)	Assisted Living Facility (1 bed)	Retail (1,000 sq. ft.)	General Office (1,000 sq. ft.)	Medical Office (1,000 sq. ft.)	Industrial - General Light (1,000 sq. ft.)	Industrial ² (1,000 sq. ft.)	Hotel / Motel (1 room)	RV Park ³ (1 site)	Civic / Government (1,000 sq. ft.)
Equivalent To													
Single-Family	d.u.	NA	0.58	0.40	0.32	3.62	1.54	5.45	0.44	0.46	0.93	0.36	2.31
Multifamily	d.u.	1.71	NA	0.69	0.55	6.21	2.65	9.35	0.76	0.78	1.60	0.62	3.96
Age-Restricted Residential ¹	d.u.	2.48	1.45	NA	0.80	8.99	3.83	13.52	1.10	1.13	2.31	0.90	5.72
Assisted Living Facility	bed	3.11	1.81	1.25	NA	11.27	4.80	16.96	1.38	1.42	2.90	1.13	7.17
Retail	sq. ft.	280	160	110	90	NA	430	1,500	120	130	260	100	640
General Office	sq. ft.	650	380	260	210	2,350	NA	3,530	290	300	600	230	1,490
Medical Office	sq. ft.	180	110	70	60	660	280	NA	80	80	170	70	420
Industrial - General Light	sq. ft.	2,250	1,310	910	720	8,170	3,480	12,290	NA	1,030	2,100	820	5,200
Industrial ²	sq. ft.	2,190	1,280	880	700	7,930	3,380	11,930	970	NA	2,040	790	5,050
Hotel / Motel	room	1.07	0.63	0.43	0.35	3.89	1.66	5.85	0.48	0.49	NA	0.39	2.48
RV Park ³	site	2.76	1.61	1.11	0.89	9.98	4.26	15.02	1.22	1.26	2.57	NA	6.36
Civic / Government	sq. ft.	430	250	170	140	1,570	670	2,360	190	200	400	160	NA

Table EM-2: BRC - Incremental (Cumulative DRI) Trip Generation

Land Use	ITE Land-Use Code	BRC Incremental DRI ⁴ (Cumulative DRI)		Incremental (Cumulative DRI) Trip Generation Estimate ⁵ Effective Trip Rate (PM Peak Hour, Two-Way)
		Trip Generation (PM Peak, Two-way)	Size	
Residential				
Single-Family	210	9,252	12,435	0.74 trips/d.u.
Multifamily	220	2,358	5,435	0.43 trips/d.u.
Age-Restricted Residential ¹	251	n/a	n/a	0.30 trips/d.u.
Assisted Living Facility	254	100	418	0.24 trips/bed
Non-Residential				
Retail	820	3,774	1,400,000	2.70 trips/1,000 sq. ft.
General Office	710	1,000	870,000	1.15 trips/1,000 sq. ft.
Medical Office	720	933	230,000	4.06 trips/1,000 sq. ft.
Industrial - General Light	110	66	200,000	0.33 trips/1,000 sq. ft.
Industrial ²	130	n/a	n/a	0.34 trips/1,000 sq. ft.
Hotel / Motel	310	416	600	0.69 trips/room
RV Park ³	416	n/a	n/a	0.27 site
Civic / Government	730	127	74,000	1.72 trips/1,000 sq. ft.

Source: Institute of Transportation Engineers (ITE), *Trip Generation*, 11th Edition.

Notes:

- 1 Includes Senior Adult Housing, Active Adult Residential and Retirement Community - Master DRI.
- 2 Includes Industrial Park and Research & Development Park.
- 3 Recreational Vehicle Park - MDO.
- 4 Refer to Appendix 214 (Page I-9), Trip Generation - With BRC DRI, *Babcock Ranch Community DRI - Increment 3 (2022)*, November, 2022.
- 5 The effective trip rate based on the ITE trip generation equation (fitted curve), where applicable. Otherwise, standard ITE average rate assumed.



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Exhibit "C"

Adjusted Development Program Through Use of Equivalency Matrix



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Exhibit "C"

Table 2 Babcock Ranch Requested Development Parameters Summary						
Land Use Type	Unit	BRC DRI				
		Master DRI ⁽⁶⁾	Incremental DRI			Cumulative Increments
			Increment 1	Increment 2	Increment 3	
Total Residential	d.u.	17,870	5,056	9,252	3,562	17,870
Single-Family	d.u.	-	3,056	5,817	3,562	12,435
Multifamily	d.u.	-	2,000	3,435	0	5,435
Total Non-Residential	sq. ft.	6,000,000	1,834,000	1,768,000	200,000	3,802,000
Retail	sq. ft.	1,400,000	400,000	730,000	200,000	1,330,000
Office (Gen./Med.)	sq. ft.	3,500,000	700,000	554,000	0	1,254,000
General	sq. ft.	-	660,000	404,000	0	1,064,000
Medical	sq. ft.	-	40,000	150,000	0	190,000
Government Office	sq. ft.	-	50,000	24,000	0	74,000
Hotel	rooms	600	0	600	0	600
	sq. ft.	360,000	0	360,000	0	360,000
Industrial	sq. ft.	650,000	575,000	0	0	575,000
Hospital	beds	177	0	0	0	0
	sq. ft.	265,500	0	0	0	0
ALF	beds	418	218	200	0	418
	sq. ft.	209,000	109,000	100,000	0	209,000

Table 3 Babcock Ranch Development Parameters Net Equivalency Matrix Change Comparison						
Land Use Type	Unit	BRC DRI				
		Master DRI ⁽⁶⁾	Incremental DRI			Cumulative Increments
			Increment 1	Increment 2	Increment 3	
Total Residential	d.u.	17,870	0	0	0	0
Single-Family	d.u.	-	0	0	0	0
Multifamily	d.u.	-	0	0	0	0
Total Non-Residential	sq. ft.	6,000,000	+635,000	-96,000	-80,000	+459,000
Retail	sq. ft.	1,400,000	-70,000	0	0	-70,000
Office (Gen./Med.)	sq. ft.	3,500,000	+330,000	-96,000	-80,000	+154,000
General	sq. ft.	-	+330,000	-96,000	-40,000	+194,000
Medical	sq. ft.	-	0	0	-40,000	-40,000
Government Office	sq. ft.	-	0	0	0	0
Hotel	rooms	600	0	0	0	0
	sq. ft.	360,000	0	0	0	0
Industrial	sq. ft.	650,000	+375,000	0	0	+375,000
Hospital	beds	177	0	0	0	0
	sq. ft.	265,500	0	0	0	0
ALF	beds	418	0	0	0	0
	sq. ft.	209,000	0	0	0	0

BRC Entitlements Equivalency Matrix - DRI Calculations - VI																
Land Use	Equivalent To	Unit	Approved Increment 1 Sq. Ft. by Land Use	Requested Increment 1 Sq. Ft. by Land Use	Increment 1 Sq. Ft. by Land Use Approved Vs. Requested	Conversion of Increment 1 70,000 Sq. Ft. of Retail				Conversion of Increment 3 40,000 Sq. Ft. of Medical Office		Total Increment 1 After Conversion	Remaining Sq. Ft. Needed to Satisfy Increment 1 Requested Sq. Ft.	Remaining Increment 3 General Office Sq. Ft. to be converted to Increment 1 General Office	Increment 2 General Office Sq. Ft. to be converted to Increment 1 General Office	New Increment 1 Allocation
						Retail (1,000 sq. ft.)	Retail (1,000 sq. ft.)	Retail (1,000 sq. ft.)	Retail (1,000 sq. ft.)	Medical Office (1,000 sq. ft.)	Med Office (1,000 sq. ft.)					
						47.29		22.71		40						
Single-Family	d.u.	N/A	N/A	N/A	N/A	3.62	0.0	3.62	0.0	5.45	0.0	N/A	N/A	N/A	N/A	N/A
Multifamily	d.u.	N/A	N/A	N/A	N/A	6.21	0.0	6.21	0.0	9.35	0.0	N/A	N/A	N/A	N/A	N/A
Age-Restricted Residential ¹	d.u.	N/A	N/A	N/A	N/A	8.99	0.0	8.99	0.0	13.52	0.0	N/A	N/A	N/A	N/A	N/A
Assisted Living Facility	bed	N/A	N/A	N/A	N/A	11.27	0.0	11.27	0.0	16.96	0.0	N/A	N/A	N/A	N/A	N/A
Retail	sq. ft.	470,000	400,000	-70,000						1,500	0.0	400,000	N/A	N/A	N/A	400,000.00
General Office	sq. ft.	330,000	660,000	+330,000		2,350	0	2,350	53,000.0	3,530	141,000.0	524,000	136,000	40,000	96,000	660,000.00
Medical Office	sq. ft.	40,000	40,000	0		660	0	660	0.0			40,000	N/A	N/A	N/A	40,000.00
Industrial - General Light	sq. ft.	N/A	N/A	N/A		8,170	0	8,170	0.0	12,290	0.0	N/A	N/A	N/A	N/A	N/A
Industrial ²	sq. ft.	200,000	575,000	+375,000		7,930	375,000	7,930	0.0	11,930	0.0	575,000	N/A	N/A	N/A	575,000.00
Hotel / Motel	room	N/A	N/A	N/A		3.89	0.0	3.89	0.0	5.85	0.0	N/A	N/A	N/A	N/A	N/A
RV Park ³	site	N/A	N/A	N/A		9.98	0.0	9.98	0.0	15.02	0.0	N/A	N/A	N/A	N/A	N/A
Civic / Government	sq. ft.	N/A	N/A	N/A		1,570	0	1,570	0.0	2,360	0.0	N/A	N/A	N/A	N/A	N/A


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**TABLE 4
BARCOCK RANCH COMMUNITY
APPROVED CUMULATIVE INCREMENT 1 (PH1)
TRIP GENERATION SUMMARY - WITH BRC DR
DRI (CUMULATIVE TA2S)**

LAND USE	LIC	SIZE	UNITS	Rate/Fanction	PEAK HOUR			%	
					In	Out	Total		
Office									
General Office Building (General Urban/Suburban)	710	870,000	1000 Sq Ft GFA	Sum of Total	17%	170	83%	830	1,000
Medical/Quail Office Building - Stand-Alone (General Urban/Suburban)	730	230,000	1000 Sq Ft GFA	Sum of Total	30%	30	70%	63	93
Government Office Building (General Urban/Suburban)	730	71,000	1000 Sq Ft GFA	Sum of Total	25%	42	157%	2,060	
Trips									
NCHRP Internal Capture						136	17%	314	21%
Retail						39	14%	184	
Restaurant						0	0%	0	
Casino/Entertainment						0	0%	0	
Residential						97	33%	130	
Hotel						0	0%	0	
Non-NCHRP Internal Capture						0	0%	0	0%
Accessory						0	0%	0	
School						0	0%	0	
Hospital						0	0%	0	
Industrial						0	0%	0	
Extensal						346	1,400	1,746	
Retail									
Shopping Center (>10k) (General Urban/Suburban)	820	1,400,000	1000 Sq Ft GFA	Sum of Total	45%	1,812	32%	1,082	3,774
Trips									
NCHRP Internal Capture						146	394	930	23%
Office						145	39	184	
Restaurant						0	0	0	
Casino/Entertainment						0	0	0	
Residential						182	209	691	
Hotel						19	34	55	
Non-NCHRP Internal Capture						0	0	0	0%
Accessory						0	0	0	
School						0	0	0	
Hospital						0	0	0	
Industrial						0	0	0	
Extensal						14,466	1,378	2,844	
Pass-by						272	268	540	19%
Net New Extensal						1,194	1,110	2,304	
Residential									
Single-Family Detached Housing (General Urban/Suburban)	210	12,435	Dwelling Units	Sum of Total	63%	5,829	37%	3,423	9,252
Medium-Density Housing (Low-Rise) Not Close to Rail Transit (General Urban)	220	5,435	Dwelling Units	Sum of Total	63%	1,856	37%	872	2,728
Assisted Living (General Urban/Suburban)	354	418	Beds	Sum of Total	39%	39	61%	61	100
Trips									
NCHRP Internal Capture						754	456	11,710	
Office						312	204	846	7%
Retail						33	97	130	
Restaurant						209	182	691	
Casino/Entertainment						0	0	0	
Residential						0	23	26	
Hotel						0	0	0	
Non-NCHRP Internal Capture						131	123	254	2%
Accessory						88	88	176	
School						41	33	76	
Hospital						0	0	0	
Industrial						2	0	2	
Extensal						6,681	3,929	10,610	
Hotel									
Hotel (General Urban/Suburban)	310	600	Rooms	Sum of Total	31%	212	49%	204	416
Trips									
NCHRP Internal Capture						61	19	80	19%
Office						0	0	0	
Retail						36	19	55	
Restaurant						0	0	0	
Casino/Entertainment						0	0	0	
Residential						0	0	0	
Non-NCHRP Internal Capture						0	0	0	0%
Accessory						0	0	0	
School						0	0	0	
Hospital						0	0	0	
Industrial						0	0	0	
Extensal						151	183	336	
Accessory									
Public Park (General Urban/Suburban)	411	223	Acres	Sum of Total	55%	14	45%	11	25
Golf Course (General Urban/Suburban)	430	36	Holes	Sum of Total	23%	26	47%	49	105
Recreational Community Center (General Urban/Suburban)	465	40,600	1000 Sq Ft GFA	Sum of Total	47%	48	53%	51	102
Church (General Urban/Suburban)	560	40,000	1000 Sq Ft GFA	Sum of Total	41%	8	62%	11	19
Library (General Urban/Suburban)	590	12,000	1000 Sq Ft GFA	Sum of Total	45%	46	52%	49	95
Trips									
Non-NCHRP Internal Capture						172	174	346	
Office						88	88	176	55%
Retail						0	0	0	
Restaurant						0	0	0	
Casino/Entertainment						0	0	0	
Residential						0	88	176	
Hotel						0	0	0	
School						0	0	0	
Hospital						0	0	0	
Industrial						0	0	0	
Extensal						84	86	170	
School									
Elementary School (General Urban/Suburban)	520	1,336	Students	Sum of Total	46%	113	54%	133	246
High School (General Urban/Suburban)	522	330	Students	Sum of Total	45%	21	52%	26	50
High School (General Urban/Suburban)	523	600	Students	Sum of Total	45%	40	52%	41	81
Trips									
Non-NCHRP Internal Capture						35	41	76	20%
Office						0	0	0	
Retail						0	0	0	
Restaurant						0	0	0	
Casino/Entertainment						0	0	0	
Residential						35	41	76	
Hotel						0	0	0	
Accessory						0	0	0	
School						0	0	0	
Hospital						0	0	0	
Industrial						0	0	0	
Extensal						142	162	304	
Hospital									
Hospital (General Urban/Suburban)	610	0	Beds	Sum of Total	33%	0	67%	0	0
Trips									
Non-NCHRP Internal Capture						0	0	0	0%
Office						0	0	0	
Retail						0	0	0	
Restaurant						0	0	0	
Casino/Entertainment						0	0	0	
Residential						0	0	0	
Hotel						0	0	0	
Accessory						0	0	0	
School						0	0	0	
Hospital						0	0	0	
Industrial						0	0	0	
Extensal						0	0	0	
Industrial									
General Light Industrial (General Urban/Suburban)	110	200,000	1000 Sq Ft GFA	Sum of Total	14%	9	86%	37	66
Trips									
Non-NCHRP Internal Capture						9	27	66	
Office						0	2	2	3%
Retail						0	0	0	
Restaurant						0	0	0	
Casino/Entertainment						0	0	0	
Residential						0	2	2	
Hotel						0	0	0	
Accessory						0	0	0	
School						0	0	0	
Hospital						0	0	0	
Industrial						0	0	0	
Extensal						9	35	61	
TOTAL TRIPS						10,318	8,534	18,752	100.0%
TOTAL INTRAZONAL (INTERNAL) CAPTURE TRIPS						1,339	1,239	2,478	14.3%
NCHRP INTRAZONAL (INTERNAL) CAPTURE TRIPS						1,055	1,055	2,110	11.6%
NON-NCHRP INTRAZONAL (INTERNAL) CAPTURE TRIPS						284	254	568	2.7%
TOTAL INTERZONAL (EXTERNAL) TRIPS						8,879	7,195	16,074	85.7%
INTERZONAL CAPTURE WITHIN DRI						4,184	4,184	8,368	45.2%
INTERNAL RETAIL PASS-BY TRIPS						257	253	510	2.7%
COMMUNITY CAPTURE WITHIN DRI						5,623	5,623	11,246	60.0%
INTERZONAL (EXTERNAL) TRIPS TO/FROM NON-DRI TAZ						4,895	2,911	7,566	40.8%
INTERZONAL TRIPS TO/FROM MPD TAZ VIA INTERNAL ROAD NETWORK						931	817	1,748	9.4%
INTERZONAL TRIPS TO/FROM MPD TAZ						1,016	913	1,929	10.3%
INTERZONAL TRIPS TO/FROM MPD TAZ VIA SR 31 (DRI TRIP ENDS)						85	16	101	0.9%
INTERZONAL TRIPS TO/FROM MPD TAZ VIA SR 31 (TRIPS ASSIGNED AT ENTRANCES)						161	161	322	1.5%
INTERZONAL (EXTERNAL) TRIPS TO/FROM NON-BARCOCK RANCH (NON-DRI/MPD) TAZ						3,579	1,998	5,377	29.3%
INTERZONAL (EXTERNAL) TRIPS ASSIGNED TO SR 31 ENTRANCES						3,707	2,159	5,869	31.3%
EXTERNAL RETAIL PASS-BY TRIPS						15	15	30	0.2%
NET NEW INTERZONAL (EXTERNAL) TRIPS TO/FROM NON-BARCOCK RANCH (NON-DRI/MPD) TAZ						3,564	1,983	5,547	29.6%
NET NEW INTERZONAL (EXTERNAL) TRIPS ASSIGNED TO SR 31 ENTRANCES						3,785	2,144	5,849	31.3%

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TABLE 5
BARCOCK RANCH COMMUNITY
PROPOSED FUTURE BOOK CONVERSION
TRIP GENERATION SUMMARY - WITH BRC/DRI
DRI CUMULATIVE TAZES

LAND USE	LUIC	SIZE	UNITS	Rate/Equation	PM PEAK HOUR			
					In	Out	Total	%
Office								
General Office Building (General Urban/Suburban)	710	1,064,000	1000 Sq. Ft. GFA	17%	208	83%	1,016	1,224
Medical-Dental Office Building - Stand-Alone (General Urban/Suburban)	720	190,000	1000 Sq. Ft. GFA	30%	212	70%	539	771
Government Office Building (General Urban/Suburban)	730	74,000	1000 Sq. Ft. GFA	25%	32	25%	95	127
Trips					472	1650	2122	
NCHRP Internal Capture					103	150	253	22%
Retail					32	117	149	
Restaurant					0	0	0	
Cinema/Entertainment					0	0	0	
Residential					71	33	104	
Hotel					0	0	0	
Non-NCHRP Internal Capture					0	0	0	0%
Accessory					0	0	0	
School					0	0	0	
Hospital					0	0	0	
Industrial					0	0	0	
External					369	1,500	1,869	
Retail								
Shopping Center - (150k) (General Urban/Suburban)	820	1,330,000	1000 Sq. Ft. GFA	48%	1,724	52%	1,867	3,591
Trips					1724	1867	3,591	
NCHRP Internal Capture					309	553	862	24%
Office					117	32	149	
Restaurant					0	0	0	
Cinema/Entertainment					0	0	0	
Residential					173	885	658	
Hotel					19	36	55	
Non-NCHRP Internal Capture					0	0	0	0%
Accessory					0	0	0	
School					0	0	0	
Hospital					0	0	0	
Industrial					0	0	0	
External					1,415	1,314	2,729	
Pass-by					260	259	519	15%
Not New External					1,155	1,055	2,210	
Residential								
Single-Family Detached Housing (General Urban/Suburban)	210	12,435	Dwelling Units	65%	5,829	37%	1,423	9,252
Medium-Density Housing (Low-Rise) Not Close to Rail Transit (General Urban)	220	5,433	Dwelling Units	65%	1,486	37%	873	2,359
Attached Living (General Urban/Suburban)	234	418	Beds	35%	39	61%	61	100
Trips					7354	4156	11,700	
NCHRP Internal Capture					518	269	787	7%
Office					33	71	104	
Retail					483	173	658	
Restaurant					0	0	0	
Cinema/Entertainment					0	0	0	
Hotel					0	25	25	
Non-NCHRP Internal Capture					134	124	258	2%
Accessory					88	88	176	
School					41	35	76	
Hospital					0	0	0	
Industrial					5	1	6	
External					6,702	3,903	10,605	
Hotel								
Hotel (General Urban/Suburban)	310	600	Rooms	51%	212	49%	204	416
Trips					212	204	416	
NCHRP Internal Capture					61	19	80	19%
Office					0	0	0	
Retail					36	19	55	
Restaurant					0	0	0	
Cinema/Entertainment					0	0	0	
Residential					23	0	23	
Non-NCHRP Internal Capture					0	0	0	0%
Accessory					0	0	0	
School					0	0	0	
Hospital					0	0	0	
Industrial					0	0	0	
External					151	183	336	
Accessory								
Public Park (General Urban/Suburban)	411	223	Acres	55%	14	45%	11	25
Golf Course (General Urban/Suburban)	430	36	Holes	35%	36	47%	49	105
Recreational Community Center (General Urban/Suburban)	445	40,000	1000 Sq. Ft. GFA	17%	48	53%	54	102
Church (General Urban/Suburban)	560	40,000	1000 Sq. Ft. GFA	44%	8	56%	11	19
Library (General Urban/Suburban)	599	12,000	1000 Sq. Ft. GFA	48%	46	52%	49	95
Trips					172	174	346	
Non-NCHRP Internal Capture					88	88	176	51%
Office					0	0	0	
Retail					0	0	0	
Restaurant					0	0	0	
Cinema/Entertainment					0	0	0	
Residential					88	88	176	
Hotel					0	0	0	
School					0	0	0	
Hospital					0	0	0	
Industrial					0	0	0	
External					84	86	170	
School								
Elementary School (General Urban/Suburban)	520	1,536	Students	40%	113	54%	133	246
Middle School/Junior High School (General Urban/Suburban)	532	330	Students	48%	24	52%	36	50
High School (General Urban/Suburban)	535	600	Students	48%	40	52%	44	84
Trips					177	203	380	
Non-NCHRP Internal Capture					35	41	76	20%
Office					0	0	0	
Retail					0	0	0	
Restaurant					0	0	0	
Cinema/Entertainment					0	0	0	
Residential					35	41	76	
Hotel					0	0	0	
Accessory					0	0	0	
School					0	0	0	
Hospital					0	0	0	
Industrial					0	0	0	
External					142	162	304	
Hospital								
Hospital (General Urban/Suburban)	610	0	Beds	33%	0	67%	0	0
Trips					0	0	0	
Non-NCHRP Internal Capture					0	0	0	0%
Office					0	0	0	
Retail					0	0	0	
Restaurant					0	0	0	
Cinema/Entertainment					0	0	0	
Residential					0	0	0	
Hotel					0	0	0	
Accessory					0	0	0	
School					0	0	0	
Hospital					0	0	0	
Industrial					0	0	0	
External					0	0	0	
Industrial								
General Light Industrial (General Urban/Suburban)	110	575,000	1000 Sq. Ft. GFA	14%	27	80%	169	196
Trips					27	169	196	
Non-NCHRP Internal Capture					1	5	6	3%
Office					0	0	0	
Retail					0	0	0	
Restaurant					0	0	0	
Cinema/Entertainment					0	0	0	
Residential					1	5	6	
Hotel					0	0	0	
Accessory					0	0	0	
School					0	0	0	
Hospital					0	0	0	
Industrial					0	0	0	
External					26	164	190	
TOTAL TRIPS					10,138	8,033	18,761	100.0%
TOTAL INTRAZONAL (INTERNAL) CAPTURE TRIPS					1,249	1,249	2,498	13.3%
NCHRP INTRAZONAL (INTERNAL) CAPTURE TRIPS					891	891	1,082	10.6%
NON-NCHRP INTRAZONAL (INTERNAL) CAPTURE TRIPS					258	258	316	2.8%
TOTAL INTERZONAL (EXTERNAL) TRIPS					8,889	7,274	16,263	86.7%
INTERZONAL CAPTURE WITHIN DRI					2,720	2,170	4,854	45.5%
INTERNAL RETAIL PASS-BY TRIPS					245	244	489	2.6%
COMMUNITY CAPTURE WITHIN DRI					5,621	5,611	11,241	59.9%
INTERZONAL (EXTERNAL) TRIPS TO/FROM NON-DRI TAZES					4,517	2,003	2,519	10.1%
INTERZONAL TRIPS TO/FROM MFD TAZA VIA INTERNAL ROAD NETWORK					931	841	1,772	9.4%
INTERZONAL TRIPS TO/FROM MFD TAZA					1,016	917	1,933	10.3%
INTERZONAL TRIPS TO/FROM MFD TAZA VIA SR 31 (DRI TRIP ENDS)					85	76	161	0.9%
INTERZONAL TRIPS TO/FROM MFD TAZA VIA SR 31 (TRIPS ASSIGNED AT ENTRANCES)					161	161	322	2.4%
INTERZONAL (EXTERNAL) TRIPS TO/FROM NON-BARCOCK RANCH (NON-DRI/MFD) TAZES					2,301	2,085	4,386	23.4%
INTERZONAL (EXTERNAL) TRIPS ASSIGNED TO SR 31 ENTRANCES					1,663	2,146	3,909	21.5%
EXTERNAL RETAIL PASS-BY TRIPS					15	15	30	0.2%
NET NEW INTERZONAL (EXTERNAL) TRIPS TO/FROM NON-BARCOCK RANCH (NON-DRI/MFD) TAZES					2,486	2,070	4,556	24.5%
NET NEW INTERZONAL (EXTERNAL) TRIPS ASSIGNED TO SR 31 ENTRANCES					3,647	2,231	5,878	31.5%

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3/21/24

